Karen Johnson Davidson County
Batch# 1468978 DEEDWARR
09/04/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,764.75
20260904-0082683

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9848-KP

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,017,500.00.

Madhvi Venkatesh
Affiant
Subscribed and sworn to before me, this the 31st day of August, 2026.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madhvi Venkatesh and Krishnan Rangachari 2518 Sharondale Drive Nashville, TN 37215	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	104 14 0 023.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mitchell Ryan McPherson and Laurel Beth McPherson, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Krishnan Rangachari and Madhvi Venkatesh, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 19 and 20 on the Map of Bransford Realty Company's SHARONDALE Subdivision of record in Plat Book 332, Page 119, and being Lot No. 4 on an unrecorded map showing parts of Lots 18, 19 and 20 in said subdivision by Erie Drake, October 27, 1927 described as follows:

Said lot fronts a total of 93 feet on the Northeasterly side of Sharondale Drive and runs back 220 feet on the Northwesterly line and 52.5 feet on the Southeasterly line to a line in the rear which measures 55 feet thereon.

Being the same property conveyed to Mitchell Ryan McPherson and Laurel Beth McPherson, husband and wife, by Warranty Deed from Phillip Daniel Hayes and Laura Hayes, husband and wife, of record in Instrument No. 20200430-0045336, in the Register's Office of Davidson County, Tennessee, dated April 28, 2020 and recorded on April 30, 2020.

This is improved property located at: **2518 Sharondale Drive, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors executed this instrument on this 31st day of August, 2026.

GRANTORS:

Mitchell Ryan McPherson

Laurel Beth McPherson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitchell Ryan McPherson and Laurel Beth McPherson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires:

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

Tennessee Certification of Electronic Document

I, Emma Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/2026 (date of document).

Emma Howard
Affiant Signature

8/31/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL